

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900089

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FCAP AS CUSTODIAN FOR FTCFIMT, LLC  
FL TAX CERT FUND I MUNI TAX, LLC  
PO BOX 775311  
CHICAGO, IL 60677,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
05-1498-100	2017/2139	06-01-2017	LT 2 BLK 10 GRANADA PB 2 P 50/67 OR 7569 P 408

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
FCAP AS CUSTODIAN FOR FTCFIMT, LLC  
FL TAX CERT FUND I MUNI TAX, LLC  
PO BOX 775311  
CHICAGO, IL 60677

04-12-2019  
Application Date

---

Applicant's signature

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1900089

**Date of Tax Deed Application**

Apr 12, 2019

This is to certify that **FCAP AS CUSTODIAN FOR FTCFIMT, LLC****FL TAX CERT FUND I MUNI TAX, LLC**, holder of **Tax Sale Certificate Number 2017 / 2139**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-1498-100**

## Cert Holder:

**FCAP AS CUSTODIAN FOR FTCFIMT, LLC**  
**FL TAX CERT FUND I MUNI TAX, LLC**  
**PO BOX 775311**  
**CHICAGO, IL 60677**

## Property Owner:

**ARREOLA MOISES**  
**SIMONETTI JIMENA**  
**3614 N 9TH AVE**  
**PENSACOLA, FL 32503**

LT 2 BLK 10 GRANADA PB 2 P 50/67 OR 7569 P 408

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

## Certificates owned by applicant and filed in connection with this application:

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Interest</b>	<b>Total</b>
2017/2139	05-1498-100	06/01/2017	1,253.08	62.65	1,315.73

## Certificates redeemed by applicant or included (County) in connection with this tax deed application:

<b>Certificate Year/Number</b>	<b>Account Number</b>	<b>Sale Date</b>	<b>Face Amount of Certificate</b>	<b>Tax Collector's Fee</b>	<b>Interest</b>	<b>Total</b>
/						

**Amounts Certified by Tax Collector (Lines 1-7):**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

**Total Amount Paid**

1,315.73  
0.00  
1,278.35  
200.00  
175.00  
2,969.08

**Total Amount Paid****Amounts Certified by Clerk of Court (Lines 8-15):**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 23rd day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

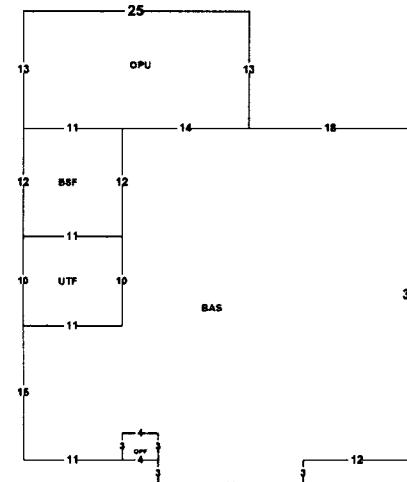
Date of Sale: September 3, 2019

By *Jennifer N. Cassidy*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
 05-1498-100 2017

**EXTERIOR WALL-SIDING-BLW.AVG.  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-PLASTER DIRECT  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PILL**

 Areas - 1964 Total SF  
**BASE AREA - 1385**  
**BASE SEMI FIN - 132**  
**OPEN PORCH FIN - 12**  
**OPEN PORCH UNF - 325**  
**UTILITY FIN - 110**



## Image:



3/4/19

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:04/25/2019 (tc.9932)



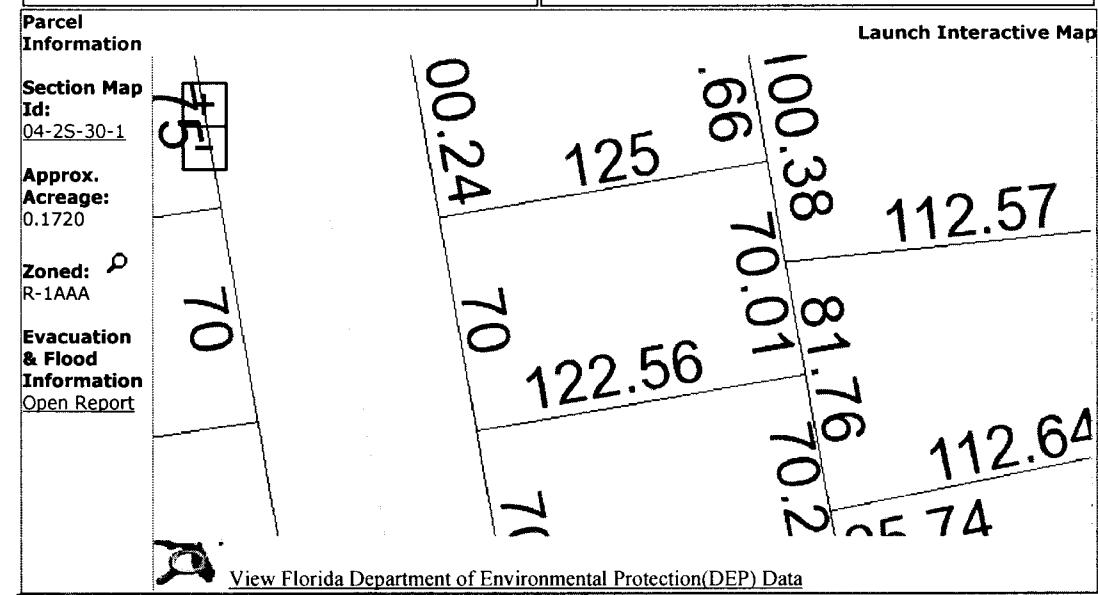
# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
[◀ Navigate Mode](#)
[Account](#)
[Reference](#)
[▶](#)
[Printer Friendly Version](#)

<b>General Information</b>		<b>Assessments</b>				
<b>Reference:</b> 042S307001020010						
<b>Account:</b>	051498100	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Owners:</b>	ARREOLA MOISES SIMONETTI JIMENA	2018	\$20,000	\$46,324	\$66,324	\$66,324
<b>Mail:</b>	3614 N 9TH AVE PENSACOLA, FL 32503	2017	\$20,000	\$42,313	\$62,313	\$62,313
<b>Situs:</b>	3614 N 9TH AVE 32503	2016	\$14,250	\$43,097	\$57,347	\$57,347
<b>Use Code:</b>	SINGLE FAMILY RESID					
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS					
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						
<a href="#">Disclaimer</a>						
<b>Tax Estimator</b>						
<b>&gt; <a href="#">File for New Homestead Exemption Online</a></b>						

<b>Sales Data</b>		<b>Official Records (New Window)</b>						
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<a href="#">View Instr</a>			
09/02/2016	7589	1757	\$43,600	WD	<a href="#">View Instr</a>			
08/02/2016	7569	408	\$23,100	CT	<a href="#">View Instr</a>			
09/2006	5986	1365	\$46,500	WD	<a href="#">View Instr</a>			
03/1995	3745	488	\$20,500	WD	<a href="#">View Instr</a>			
12/1994	3710	11	\$100	WD	<a href="#">View Instr</a>			
12/1994	3696	534	\$43,200	CT	<a href="#">View Instr</a>			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								
<b>2018 Certified Roll Exemptions</b>								
None								
<b>Legal Description</b>								
LT 2 BLK 10 GRANADA PB 2 P 50/67 OR 7589 P 1757								
<b>Extra Features</b>								
None								



<b>Buildings</b>	
Address: 3614 N 9TH AVE, Year Built: 1950, Effective Year: 1950	
<b>Structural Elements</b>	
<b>DECOR/MILLWORK</b> -BELOW AVERAGE	
<b>DWELLING UNITS</b> -1	
<b>EXTERIOR WALL</b> -CONCRETE BLOCK	

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FCAP AS CUSTODIAN FOR FTCFIMT LLC FL TAX CERT FUND I MUNI TAX LLC** holder of **Tax Certificate No. 02139**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 2 BLK 10 GRANADA PB 2 P 50/67 OR 7569 P 408**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 051498100 (19-420)**

The assessment of the said property under the said certificate issued was in the name of

**MOISES ARREOLA and JIMENA SIMONETTI**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Tuesday in the month of September, which is the 3rd day of September 2019.**

Dated this 26th day of April 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 051498100 Certificate Number: 002139 of 2017**

Redemption	Yes <input checked="" type="checkbox"/>	Application Date	04/12/2019	Interest Rate	18%
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	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/03/2019	Redemption Date 05/31/2019
Months	5	1
Tax Collector	\$2,969.08	\$2,969.08
Tax Collector Interest	\$222.68	\$44.54
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,198.01	\$3,019.87
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$35.03	\$7.01
Total Clerk	\$502.03	\$474.01
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$3,817.04	\$3,510.88
	Repayment Overpayment Refund Amount	\$306.16
Book/Page		

Notes

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**Case # 2017 TD 002139**

**Redeemed Date 05/31/2019**

**Name MOISES ARREOLA AND JIMENA SIMONETTI 3662 HWY 297A CANTONMENT FL 32533**

Clerk's Total = TAXDEED	\$502.03	3173.88
Due Tax Collector = TAXDEED	\$3,198.01	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale**

**Account: 051498100 Certificate Number: 002139 of 2017**

**Payor: MOISES ARREOLA AND JIMENA SIMONETTI 3662 HWY 297A CANTONMENT FL  
 32533 Date 05/31/2019**

Clerk's Check #	1203610427	Clerk's Total	\$502.03	3173.88
Tax Collector Check #	1	Tax Collector's Total	\$3,198.01	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	-\$3,777.04	

\$ 3190.88

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: Eun Hogg  
 Deputy Clerk

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2019047672 5/31/2019 4:29 PM  
OFF REC BK: 8104 PG: 626 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8086, Page 367, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02139, issued the 1st day of June, A.D., 2017

**TAX ACCOUNT NUMBER: 051498100 (19-420)**

**DESCRIPTION OF PROPERTY:**

**LT 2 BLK 10 GRANADA PB 2 P 50/67 OR 7569 P 408**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: MOISES ARREOLA and JIMENA SIMONETTI

Dated this 31st day of May 2019.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

19-420

*Redeemed*

## **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

## **PROPERTY INFORMATION REPORT**

File No.: 15162

May 7, 2019

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-07-1999, through 05-07-2019, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Moises Arreola and Jimena Simonetti

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

May 7, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15162

May 7, 2019

**Lot 2, Block 10, Granada, as per plat thereof, recorded in Plat Book 2, Page 50, of the Public Records of  
Escambia County, Florida**

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 15-08-03472  
Location: 609 W Bayliss Ct  
PR# 461S302001005054

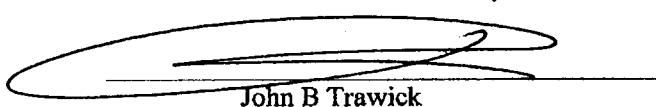
Arreola Moises/Simonetti Jimena  
903 Barcia Dr  
Pensacola, FL 32503

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of March 08, 2016; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditons, (b) Trash & Debris, (d) Overgrowth, 30-203 (n), (o), (p), (t), (u), and (cc). THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated March 08, 2016.

Itemized	Cost
a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ <u>0.00</u>
Total:	\$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 2<sup>nd</sup> day of September 2016.

  
John B Trawick  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 03/09/2016 at 04:10 PM OR Book 7489 Page 1165,  
Instrument #2016017317, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

Recorded in Public Records 03/09/2016 at 03:26 PM OR Book 7489 Page 944,  
Instrument #2016017258, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER**  
ESCAMBIA COUNTY FLORIDA,

**VS.**

**CASE NO: CE#15-08-03472  
LOCATION: 609 W Bayliss Ct  
PR# 461S302001005054**

**Arreola Moises/Simonetti Jimena  
903 Barcia Dr  
Pensacola, FL 32503  
RESPONDENT**

**ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues,

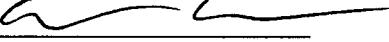
- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described

CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY

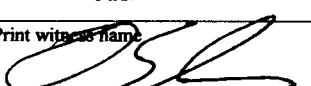
CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN MY OFFICE WITNESS MY HAND AND OFFICIAL SEAL	
PAM CHILDERS	
CLERK OF THE CIRCUIT COURT & COMPTROLLER	
ESCAMBIA COUNTY, FLORIDA	
BY: _____	D.G.
DATE: 3-9-16	

Signed, sealed and delivered  
in the presence of:

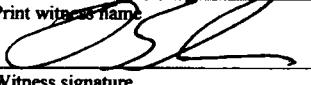
Witness signature

  
Alexander S Asinof

Print witness name

  
Alexander S Asinof

Witness signature

  
Daniel Simon

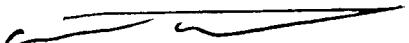
Print witness name

Colorado

State of \_\_\_\_\_

County of Douglas

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of September, 2016, by,  
Jeff Harnish, as, A.V.P. of Specialized Loan Servicing LLC, as,  
its attorney in fact for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-9 on behalf of the  
company. He/She is personally known to me or who has produced Drivers License as identification.

  
Notary Public

Print Notary Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Notary Seal

ALEXANDER S ASINOF  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154034461  
MY COMMISSION EXPIRES 08/31/2019

This Instrument Prepared by:  
Jennifer Weiss for  
Albertelli Law  
5404 Cypress Center Drive, Suite 300  
Tampa, FL 33609  
Our File Number: TPA16-02019

Property Appraisers Parcel I.D. (Folio) Number: 05-1498-100

#### SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 2<sup>nd</sup> day of September, 2016, between THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-9, having its place of business at 8742 Lucent Blvd. Suite 300 Highlands Ranch CO. 80129, here by called the grantor,

to Moises Arreola and Jimena Simonetti, whose Post Office address is: 3614 N 9th Avenue, Pensacola, FL 32503, hereinafter called the grantee,

**W I T N E S S E T H:** That grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, aliens, remis, releases, conveys and confirms unto grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 2, Block 10, Granada, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 50, of the Public Records of Escambia County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

**GRANTORS WILL WARRANT AND** the said party of the first part does hereby covenant with the said party of the second part that, except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

(wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in the name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503  
TEL. (850) 478-8121 FAX (850) 476-1437  
Email: rcsrgt@aol.com

Scott Lunsford  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

TAX DEED SALE DATE: 9-3-2019

TAX ACCOUNT NO.: 05-1498-100

CERTIFICATE NO.: 2017-2139

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES      NO

Notify City of Pensacola, P.O. Box 12910, 32521  
 221 Palafox Place, 4th Floor/  
 Notify Escambia County, 190 Governmental Center, 32502  
 Homestead for \_\_\_\_\_ tax year.

Moises Arreola  
Jimena Simonetti  
3514 North 9th Ave.  
Pensacola, FL 32503  
and  
3662 Hwy. 297 A  
Cantonment, FL 32533  
and  
903 Barcia Dr.  
Pensacola, FL 32503

Escambia County Code Enforcement  
3363 West Park Place  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 7th day of May , 2019 .

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15162

May 7, 2019

**UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:**

1. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 7489, page 1165, and amended in O.R. Book 7587, page 1437.
2. Taxes for the year 2016-2018 delinquent. The assessed value is \$66,3324.00. Tax ID 05-1498-100.

**PLEASE NOTE THE FOLLOWING:**

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.